181.0	0006	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	692,700	/	692,700
USE VALUE:	692,700	/	692,700
ASSESSED:	692,700	/	692,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOTER ALEXANDER T
Owner 2:	
Owner 3:	
Street 1:	29 HOMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Aluminum Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8199.000	226,500		466,200	692,700
Total Card	0.188	226,500		466,200	692,700
Total Parcel	0.188	226,500		466,200	692,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.64 | /Parcel: 426.64

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

122753

GIS Ref

GIS Ref

Insp Date

07/18/18

!14205!

PREVIOUS ASSESSMENT

Parcel ID: 181.0-0006-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	226,500	0	8,199.	466,200	692,700		Year end	12/23/2021
2021	101	FV	218,000	0	8,199.	466,200	684,200		Year End Roll	12/10/2020
2020	101	FV	218,000	0	8,199.	466,200	684,200	684,200	Year End Roll	12/18/2019
2019	101	FV	226,600	0	8,199.	466,200	692,800	692,800	Year End Roll	1/3/2019
2018	101	FV	226,500	0	8,199.	392,900	619,400	619,400	Year End Roll	12/20/2017
2017	101	FV	226,500	0	8,199.	359,600	586,100	586,100	Year End Roll	1/3/2017
2016	101	FV	226,500	0	8,199.	306,300	532,800	532,800	Year End	1/4/2016
2015	101	FV	187,100	0	8,199.	266,400	453,500	453,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:32:55

LAST REV

Date	Time
08/06/18	10:18:28
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14205

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12178-352		3/28/1972		42,500	No	No		Frances Soter dod 5/13/1977

USER DEFINED

Prior Id # 1:	122753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	BS	Barbara S
11/10/2008	Measured	345	PATRIOT
11/1/2000	Hearing N/C	153	PATRIOT
3/29/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8199		Sq. Ft.	Site		0	70.	0.81	7									466,180						466,200	

Total AC/HA:	0.18822	Total SF/SM:	8199	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	466,180	Spl Credit		Total:	466,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	18	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW W/ RED BRIC		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00529945
Adj $ / SQ:	135.715
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328279
Depreciation:	101766
Depreciated Total:	226512

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

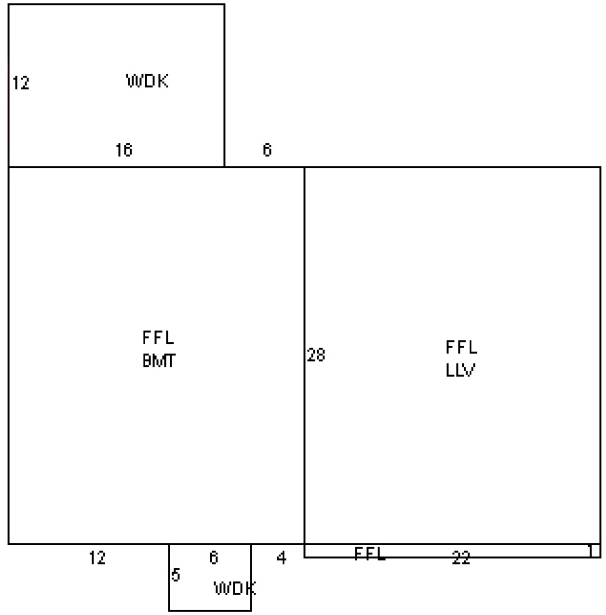
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.72
Special Features:	0	Val/Su Net:	83.64
Final Total:	226500	Val/Su SzAd	180.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,254	135.720	170,187
BMT	Basement	616	46.010	28,341
LLV	Lower Level	616	79.390	48,906
WDK	Deck	222	10.560	2,344

Net Sketched Area:	2,708	Total:	249,778
Size Ad	1254	Gross Area	2708	FinArea	1624
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
LLV	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0006-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	